


**356 Ranches**



**(160) ACRES \$899K:**  
Rare find in the foothills just outside of Arbuckle, CA! (160) acres, (2) Ag wells, septic, completely fenced, easy access by county maintained road. Small cabin, gorgeous views vary depending on which ridge you're standing on! Capay Valley to the Southwest and the Sacramento Valley to the East. Contact Jane Smart, Broker 530-921-2102

Ready To Retire & Move West?: I'm looking for an amazing ranch via trade. OR, MT, ID, WA, CA, AK. Have Willamette Valley (Oregon City) homes on rivers, (135) acre farm, full block city development, commercial property, motel/apartments, all POS cash flow, take all or part. Investor must add 1M. Includes several measure 49 buildable sites. Relax & retire at the end of the Oregon Trail. In manilla folder, send info, pictures, etc. to: Todd, 914 Lincoln Street, Oregon City, OR. 97045

**356 Ranches**

**FARM GROUND FOR SALE:**  
(160) acre ranch for sale in Western Yolo County, CA. Class II and Class III soil, leveled, YCFC district water, PG&E power on property, west of Woodland 5 miles. For more information please call 916-761-1578

**Motivated Seller Price Reduced** (165) Acres: Douglas County Oregon, new well, septic approved, I-5 access \$325,000. 503-362-3055

**380 Farms**

(18.94) Acres Ag/ Commercial: with water and good soils, 1999 manufactured home, commercial building, great location on Hwy, Independence, OR. \$579,900. Call Randy Hahn with Re/Max 503-334-7474



(194) Acre Farm: All tillable with water rights \$1,550,000. 5 miles from I-5 in SW Washington. Terry Graham, RE/Max Four Seasons 360-470-1403

**380 Farms**

(101) Acres: Molalla OR. 1/4 mile from Molalla River, (4) bedroom farm house, shop, (2) springs, 70 GPM well, \$899K. Call Randy Hahn with Re/Max 503-334-7474



(584) Acre Western Washington Ranch: Stunning lodge style home, (400+/-) fenced pasture, over one mile river frontage and (100+/-) acres of growing timber \$2,250,000. Terry Graham RE/Max Professionals 360-470-1403




Central Nevada Alfalfa Farm: approximately (315) acres, (240) acres under (2) Zimatic pivots. (2) 100 KW wind generators, (1,620) sqft. (3) bedroom/ (2) bath manufactured home. (484) sqft. detached garage. (2,650) sqft. equipment shop. (248) sqft. green-house \$1.1 million. 775-867-2995 or 775-217-1999 www.CandeeFarms.com

**380 Farms**

**(80) Acres: currently in cattle and hay \$595,000; some equipment separate. Pleasant Hill, OR. 503-551-5594**

(90) Acres: Excellent soils next to the city of Canby, OR. \$949K. Call Randy Hahn with Re/Max 503-334-7474




**FARM FOR SALE BY OWNER:**  
1.5 miles East of Vale, OR., (80) acres. (45) irrigated, (42.1) water right. (5) bedroom, (2.5) bath log home, (1,200) acre BLM allotment, single user \$539,000. Call 541-823-2130. No rent or lease.

**LAND FOR SALE:**  
(97.3+/-) acres in Benton County, Washington. Located in South Kennewick, KID irrigation rights, well-suited to orchards and vineyards \$1,000,000. For details, contact: Flo Sayre, Broker, Pasco, WA. 509-544-8944 or 509-539-3161

**FARMERS NATIONAL COMPANY**

**Property Overlooking The Beautiful Umpqua River:** (2) acres, riverfront property with river access, (1,636) sqft. (3) bedroom/ (2) bath home, brand new 30-year roof. Large (30'x60') shop, great well water with new pump. Spectacular view with some of the best Salmon and Steel Head runs Southern Oregon has to offer in your front yard! Excellent retirement property! For sale by owner \$279,000. Elkton, OR. 541-672-6527



Sunny (10) Acre Farm Lopez Island, WA. Acreage is fenced & cross fenced, (20) more acres available + (60) acres leased land possible. 1400 sq.ft. home with granite counters, oak cabinets & lots of glass for views to the Straits & Olympic Mountains. Attached, oversized (2) car garage with wine cellar. Red caboose guest house sleeps (6) with kitchen & bath, barn 48x60 with office & RV garage. Metal/wood shop, equipment barn, cow feeding building, chicken house, greenhouse & fenced garden. Good well at 8 GPM. A must see at \$695,000. Dianne Pressenda with Windermere Real Estate/ Lopez Island 360-468-3344 www.wrelopez.com

**380 Farms**

NEEDED (5) to (50) Acre Farm: with water and good soils. Independence, McMinnville, Salem, OR. Area. Cash buyer, quick close. Call Randy Hahn with Re/Max 503-334-7474

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**WA ACREAGE**  
312 Acs Chehalis MerchTimber/Land, Firs & Alder, View..... \$550,000  
98 Acs Chehalis Estate/Timber & Pasture, 3 Bdrms, 2 Bath, Heat Pump, Fireplace..... \$550,000  
10 Acs Chehalis / Onalaska, 3 Bdrms, Rambler, 2 Ba, 2 Fireplace, Metal Bldg., Pasture..... \$210,000  
9.45 Acs Onalaska, Close To Lakes, Meadow/wooded, View..... \$55,000  
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201 S. Tower • Centralia, WA 98531  
(360) 736-9561

**385 Dairy Farms**

**385 Dairy Farms**

**387 Orchard/Vineyard Properties**

**You Pick Cherries/ Apricots: Beverly, WA.** (10) acres, (2) acres bing cherries and apricots, pigeons raised for export, (3) bedroom, (2) bath manufactured home, garage, equipment. Call Bill McCaffrey, John L. Scott Real Estate 206-719-1515

**390 Timber Property**

Wanting to buy HIGH ELEVATION NOBLE Timber Land: Oregon/ Washington Call mark 503-806-1918 or Email: markh@nlwco.com

**400 Land**

**YAKIMA VALLEY:**  
Prosser, WA. SVID Water Available.  
(37.5) Acres = \$ 90,000  
(23.4) Acres = \$105,000  
(25.4) Acres = \$115,000  
or  
(86.3) Acres = \$290,000  
Contract Consider 509-788-0972

**420 Acreage**


(10) Organic Acres For Lease: Acreage on Hwy. 126, 1 mile east of Walterville in Lane Co. OR. Water available. 541-741-3353

**(114) Acres: gently sloped, hay ground, natural pond, underground pipe line, 20% down, owner will carry balance \$199,900. Sprague River, OR. 541-533-2364**

(2+/-) Acres of Irrigated Snake River Front: ready to build with 28'x36' shop \$175,000. Caldwell, ID. Contact John Putzer, 208-459-0768, johnputzer@yahoo.com

(38) Irrigated Acres in Pasture: with creek \$235K. 15 miles from twin falls, ID. 208-230-0798

(63+/-) Gross Acres of Level Irrigated Farmland: Suitable for most crops. Othello, Washington. 509-331-7363, washingtonnurserycompany@hotmail.com



(80) ACRES YAKIMA VALLEY: Wapato Irrigation, additional BIA rental in area. Currently in corn, wheat, hay and pasture. 509-961-9406

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(86.3) Acres = \$290,000  
Contract Consider 509-788-0972

**425 Pasture**

Mountainous County Pasture Available: in Eastern Oregon for (1800) head of cows. April 1st - Oct 31st 2015. For more information call 541-358-2922

Does your business need calls, customers and sales? Advertise in Capital Press Line Ad Classifieds. Call 1-800-882-6789

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**440 Business Opportunities**

After 28 Years, Owners of Schell's Produce Are Retiring: and selling produce stand and corn maze. Fully equipped with cash register scales, tables, fencing, barbecue, hay ride wagon, 16x24' cold room. Supported by schools, clubs and clientele for 28 years. 3 miles East of Toppenish, WA. 509-865-4511

Farm Market For Lease: (3) roadside markets, (2) 32x190 high tunnels, (35) acres. Twin Falls, ID. 208-420-9195

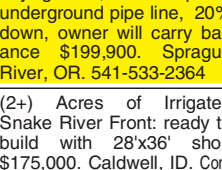
For Sale (6) Duplexes: (12 rental units) on own cul-de-sac. Built in 2007, excellent quality, 100% occupancy. Canyonville, OR. 503-362-3055

Well-Established Nursery Garden Center: in North Idaho. Beautiful four seasons recreation, will train \$350,000. 208-946-1187-1188-Ted.

**425 Pasture**


**WANTED Summer Pasture:** for (40) pair, Central Oregon. Lazy J Red Angus, Prineville, OR. 503-791-4804

**430 Commercial Property**



**440 Business Opportunities**

**PRODUCE MARKET**



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**JETT BLACKBURN**  
Real Estate, Inc.  
EASTERN OREGON

**Section 10 Meadows**

645 total acres with 600 acres of hay meadows. The property is cross fenced, stock well, free water. County road access. **\$850,000**

**Sunset Valley Dairy • Burns, Oregon**

This dairy consists of 3143 deeded acres of which there is approx. 985 ac irrigated by pivots plus an additional 963 ac of permitted water rights. The dairy was constructed between 1998-2002 and at one time ran 1200 head. There are lots of improvements. The dairy has been closed down for approx. 10 years. **\$5,500,000**

Curt Blackburn, Broker 541-589-0025  
Nancy Gregg, Broker 541-589-1362  
707 Ponderosa Village • Burns, OR 97720  
541-573-7206 • 800-573-7206 • Fax: 541-573-5011  
E-mail: jblackbn@centurytel.net  
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**Looking for farmland! We have buyers!**

**101 Gallaher Road.** located between Dayton and Waitsburg. 23.61 acres on Hwy 12. Nursery set up/water rights. Asking **\$325,000**

**Northern Walla Walla Co.** 640 ac. total, w/504.5 ac. in CRP. W/annual income \$28,266. Expires in 2022. Asking **\$463,600**

**Whitman County Farm.** 552.2 Ac in 16-18 inch rainfall yielding 75/80 bu Winter Wheat. 198.9 CRP acres remaining tillable. **\$1,076,830**

**Eureka Flats - Walla Walla Co.** 2,855 FSA total acres, 2,296 acres CRP \$94,096 annual pmts. CRP expires 2018 - Estimated 40-45 bu/ac. **\$2,090,000**

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Blaine Bickelhaupt, Managing Broker  
blaine@bluemountainrealtors.com

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**BURNS, OREGON - RANCHES & FARMS PRICED JUST RIGHT!**

**1,560 ACRES. Certified Hay Farm. 4 Pivots in Organic Alfalfa, irrigating 480 acres plus other ground to develop. Water Rights, Leases. \$1,700,000**

**149.75 ACRES. 2002 Marlette Triple-wide, 3 bedroom, 2 baths, 2,200 sq. ft. 30x40 Garage/Shop/Storage, Valley Pivot, Water Rights, 3 wells, 24x36 calving barn, corrals. 82.25 acres of dry land pasture. \$450,000**

**155 ACRES. Water Rights for 147 acres. 2-story stick built home, 4 bedroom, 2 baths. Corrals, fenced garden area, goat barn, shade trees. Good farm ground. All tillable & haying equipment included in the sale. \$379,000**

**Lakeview, Oregon**  
COTTONWOOD CREEK PROPERTY

This beautiful tract of timber and grazing land consists of 1,600 deeded acres and approximately 1,175 acres of adjacent USFS land. The deeded land is comprised of approximately 190 acres of irrigated and sub-irrigated pastureland with approximately 93 acres of water rights, approximately 800 acres of timberland and 600 acres of grazing land. Located 14 miles west of Lakeview, Oregon. **\$1,650,000.**

**AGRILANDS REAL ESTATE**  
72737 Telocaset Lane • Baker City, Oregon 97814  
www.agrilandsrealestate.com  
Jack Horton, Principle Broker • 208-830-9210  
Rae H. Anderson, Broker • 208-761-9553

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**SECURITY SEED SERVICES**

- Forage • Turf
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- Contract Production

Contract Production for 2015:  
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**NON-ORGANIC: Oats, Annual Ryegrass & Flowers**

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Salem, OR Fax (503) 540-0726  
steve@securityseedservices.com

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**440 Business Opportunities**

**PRODUCE MARKET**



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**EASTERN OREGON PROPERTIES**

**FARMS**

**UNION COUNTY, ELGIN, OR** - 553 ac. ranch/farm. 185 ac. of irrigated farm land, 3 homes, indoor arena with horse stalls. Grande Ronde River frontage and Gordon Creek running through property. Great income and recreation potential. **\$2,000,000 #CP01914**

**GILLIAM COUNTY, ARLINGTON, OR** - Rare rural investment property. 1,271+/- of dryland crop, CRP, pasture and wind turbines. 88 ac. currently seeded to wheat, 732 ac. in CRP w/7 yrs. remaining, 444 ac. of range and 10 wind turbines all contribute to the diversity of this investment. **\$1,800,000 #CP01214**

**BAKER COUNTY, KEATING VALLEY, OR** - 326 ac of which 238 are irrigated with 4 center pivots and wheel-lines. 100 ac of range. Main home, barn and livestock amenities. **REDUCED \$999,000 #CP02714**

**UMATILLA COUNTY, PENDLETON, OR** - Dryland wheat/CRP farm, Missouri Gulch. 394.73 acres northwest of Pendleton. 172 ac. enrolled CRP through 2022 and 220 ac. in production. **\$633,000 #CP02914**

**UMATILLA COUNTY, HERMISTON, OR** - 33.5 acres of dry farm ground. UGB City of Hermiston. Next to local airport. **\$250,000 #CP00813**

**UMATILLA COUNTY, SOLD** Buildable, CRP income, paved road. **\$500,000 #CP01010**

**RANCH PROPERTIES**

**MALHEUR COUNTY, WESTFALL, OR** - 22,294 deeded acres, BLM allotment 16,000 AUMS. 2,500 summer cattle operation. 2,422 acre primary water rights, 2 reservoirs, 4 pivots. Multiple homes and facilities. 7 LOP tags for deer/elk. **REDUCED \$13,900,000. #CP00514**

**GILLIAM COUNTY, CONDON, OR** - 1500 ac. known as the Rattray Ranch. Private. **SOLD** **\$7,000,000 #CP01313**

**THE WHITNEY LAND COMPANY**  
541-278-4444

• Jim Whitney, CCIM/Owner/Principal Broker  
• Todd Longgood, Owner/Broker  
• Travis Bloomer, Broker  
• Blake Knowles, Broker  
• Scott Coe, Broker  
• Gary Jellum, Broker

101 S.E. 3rd  
P.O. Box 1614  
Pendleton, OR 97801  
www.whitneylandcompany.com

**WHEELER COUNTY, Twickenham, OR** - 7,744.08 deeded ac. with 3,407 BLM ac. of grazing allotments. 47 ac. of irrigated bottoms. 2 +/- miles of John Day River frontage. Hunting for deer, elk, upland birds, waterfowl and Mouflon sheep with LOP tags. **\$3,975,000. #CP03414**

**UNION COUNTY, MEDICAL SPRINGS, OR** - 5,350 acres timber parcel with mountain pasture. Additional grazing acres available for lease from seller. Ponds and springs. LOP tags for deer and elk. Located adjacent to Wallowa Whitman National Forest. **\$3,445,000 #CP02514**

**UMATILLA COUNTY, SOLD** 1,200+/- acre dryland wheat farm near Hermiston. Good soils and solid yields. Asking price **\$2,975,000.**

**WALLOWA COUNTY, ELGIN/TROY, OR** - Private river frontage with building sites on the Grande Ronde River. Catch salmon and steelhead or hunt deer and elk from this 1461 acre timber ranch. Includes home, air strip. Recreation paradise. **\$2,900,000. #CP01811.**

**MALHEUR COUNTY, IRONSIDE, OR** - 4,500 acre of which 3,080 acres deeded and 200 acres are irrigated. Excellent springs and perennial stream. Home, multiple out-buildings and livestock facilities. **\$2,750,000 #CP00914**

**UMATILLA COUNTY - UKIAH, OR** - Provides 2.5 miles of river frontage on the N.E. John Day River. 48 deeded acre, 2 home sites, 200+/- ac. of timber, meadows and range. Multiple developed water sources for fishing and irrigation. **REDUCED \$2,500,000 #CP00513**

**BAKER COUNTY, Bridgeport, OR** - 2,729.26 deeded acres timber, meadows and irrigated hay fields. Multiple creeks and springs, and Burnt River flowing through property.. Home, outbuildings and multiple buildable sites. LOP tags. Gold mining potential. **\$2,495,000 #CP01114**

**BAKER COUNTY, DURKEE, OR** - 2,021 ac Ranch or hunting getaway. Home, outbuildings. BLM permit. Sagebrush/bunchgrass, springs, timber. Remote setting, quick I-84 access. **\$1,800,000 #CP03214**

**MORROW COUNTY, Near Lone, OR** - 1,110.86 Ac., of which 192.3 Ac. are irrigated and 94.3 are in CRP. 4 homes, outbuildings, recreation. Located along Rhea Creek. **\$1,700,000. #CP02213**

**UMATILLA COUNTY, PENDING** 77 acres of wheat group. 2325 +/- irrigated acres. 40 acres of sub-land 2 older homes. **\$1,650,000. #CP02210**

**BAKER COUNTY, Keating, OR** - 1,312 acre timber parcel with mountain pasture. Balm Creek Reservoir. Stream and springs. LOP tags. Located adjacent to Wallowa Whitman National Forest. **REDUCED \$1,150,000 #CP00714**

**BAKER COUNTY, Baker Valley, OR** - 307+/- acres. Irrigated grass pasture, house, working facilities. 197 ac primary w/129 ac supplemental rights. 100 ac rangeland. Located 3 miles from Baker City. **\$725,000. #CP03314**

**MORROW COUNTY, IONE, OR** - 853.48 ac. ranch with 507.5 ac. currently in CRP. Located 10 miles south of lone. 2,402 sf home, outbuildings, recreation. **\$700,000 #CP01014**

**UNION COUNTY, ELGIN, OR** - Located on the Grande Ronde River, this 361.76 ac scenic property has great fishing. Looking Glass Creek flows through the property. **\$608,000 #CP02711**

**UMATILLA COUNTY, Weston, OR** - Weston Mtn. solitude. 40.91 ac. with a 2,850 sq. ft. 3 bed, 4 bath home. Huge shop. **\$550,000 #CP02814**

**UNION COUNTY, UNION, OR** - 325.97+/- acres. Timber parcel with 1/2 mile of Catherine Creek. 1 mm BF timber per 2010 cruise. Adjacent to USFS. Downstream from wilderness access area. 11 mi south of Union. **\$499,000. #CP02614**

**BAKER COUNTY, BAKER VALLEY, OR** - 218 acres. Irrigated grass pasture 118 ac. Powder River and Phillips Reservoir water rights. Buildable. Located 6 miles from Baker City. **\$379,000 #CP01814**

**UMATILLA COUNTY, ADAMS, OR** - 121.50 total acres of which 20 acre irrigated hay/pasture. Includes main residence, barn and additional outbuildings. **\$359,900 #CP01612**

**UMATILLA COUNTY, HERMISTON, OR** - 109.37 total acres of range, 200+/- irrigated, with power and well. **\$350,000. #CP03114**

**SHERMAN COUNTY, WASCO, OR** - 102 acre parcel of range. Unique rock mine with China Hollow Jasper and opal. Income potential with BP transmission and rock mine. **\$239,000. #CP01714**

**BAKER COUNTY, Baker City, OR** - 12 acres. Pine Creek, large timber, 30'x40' pavilion, well, 15 min. from town, able to be subdivided. Zoned RR5. **\$169,000 #CP02414**

**BAKER COUNTY, Greenhorn, OR** - 67 acre timber parcel. 20'x16' cabin with loft. Recreational getaway - springs, pond, meadow. **\$167,000 #CP00814**